



ADT

27

# Juniper Lane, Throckley, NE15 9FQ

- Detached family home
- Three bedrooms
- Ensuite facilities to main bedroom
- Kitchen and utility room
- Cloakroom/w.c
- Beautifully presented

## Offers Over £285,000

**For sale is an immaculately presented, detached house, ideal for first-time buyers or families looking for a home in a convenient location.**

**Internally the property briefly comprises an entrance hall, lounge, modern fitted kitchen/diner including integrated appliances, utility room and cloakroom/w.c.**

**To the first floor there is a bathroom/w.c and three spacious bedrooms, one of which boasts an ensuite for added luxury and privacy.**

**The property's location is a significant selling point, with excellent public transport links and local amenities such as shops and restaurants within easy reach. There are also nearby schools, making this an ideal choice for families.**

**The property is in an immaculate condition, reflecting the care and attention that has been given to its maintenance. This home is a blend of comfort and convenience, with the added benefit of unique features that set it apart from others on the market.**

**In conclusion, this detached house is a fantastic opportunity for those looking for a family home or first-time buyers keen to make their mark. With its spacious rooms, ideal location, and unique features, it is a property that truly stands out.**

Hall

Stairs up to the first floor and a central heating radiator.

Cloakroom/w.c

Fitted with a pedestal wash hand basin, low level w.c and chrome heated towel rail.

Lounge 19' 1" x 10' 5" (5.81m x 3.17m)

Two double glazed windows to the front, central heating radiator, television point and recessed downlights.

Kitchen 19' 1" Max x 10' 2" Max (5.81m x 3.10m)

Fitted with a range of wall and base units with work surfaces over and upstand, stainless steel sink with mixer tap, integrated appliances including gas hob with oven and grill below and extractor hood over, fridge, freezer, and dishwasher, recessed downlights, laminate flooring, double glazed window and Bifold doors leading to the rear garden.

Utility Room 6' 8" Max x 6' 0" Plus door recess (2.03m x 1.83m)

Fitted base units with work surfaces over and upstand, stainless steel sink, mixer tap and drainer, plumbing for an automatic washing machine, space for tumble dryer, cupboard housing central heating boiler, central heating radiator, laminate flooring, and door to rear.

Landing

Central heating radiator and access to boarded loft via drop down ladder.

Bedroom One 11' 4" Including wardrobes x 10' 9" Plus large recess (3.45m x 3.27m)

Two double glazed windows to the front, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, tiled walls and flooring, recessed downlights and a double glazed window.

Bedroom Two 12' 3" x 10' 5" (3.73m x 3.17m)

Two double glazed windows and a central heating radiator.

Bedroom Three 10' 3" x 7' 5" (3.12m x 2.26m)

Double glazed window and a central heating radiator.

Bathroom/w.c

Fitted with a three piece white bathroom suite comprising low level w.c with concealed cistern, panel bath with shower over and screen, wall mounted wash hand basin, tiled walls and flooring, chrome heated towel rail, recessed downlights and a double glazed window.

## Externally

### Front Garden

Lawn garden with planted borders and paved path to entrance.

### Rear Garden

Enclosed lawn garden with paved seating area and rear access gate to block paved parking area providing off street parking for three vehicles.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway including EV charging point

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## ACCESSIBILITY

This property has accessibility adaptations:

- Wide doorways

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management fee of £206 per annum.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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